

# AMADOR COUNTY ECONOMIC FORECAST

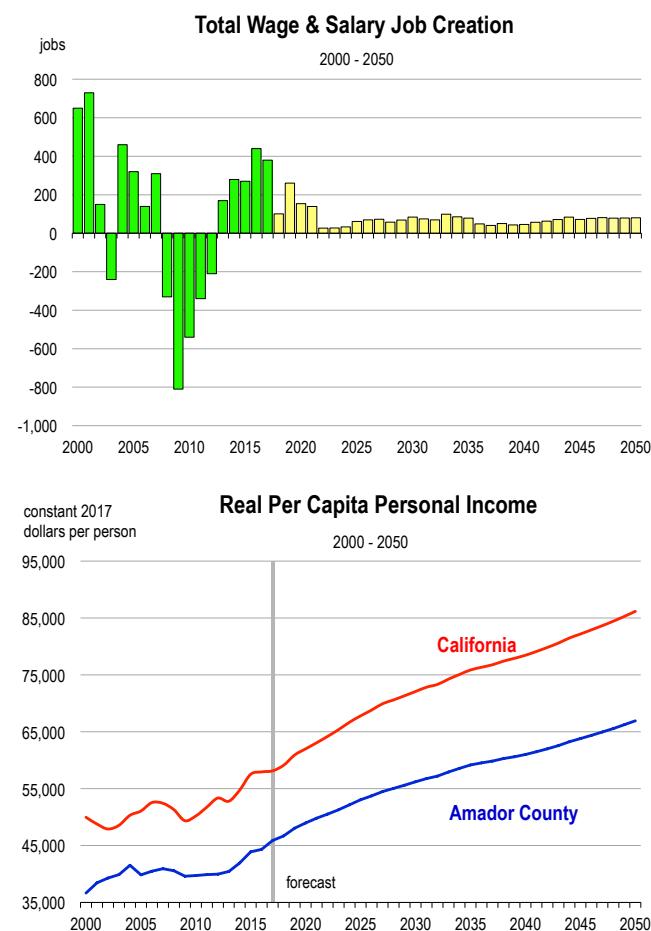
The Amador County economy is creating jobs at a rapid rate. In 2017 it generated 380 new jobs, representing growth of 3.2 percent. By comparison, the entire California economy created jobs at a rate of 2.0 percent. The best performing industries in Amador County were government, leisure services, and healthcare.

The Amador County unemployment rate has improved dramatically, falling from 6.0 percent in 2016 to 4.9 percent in 2017. The county has now reached a “full employment” scenario, meaning that almost everyone who wants a job already has a job. Under such conditions, job creation is expected to decelerate, and further improvements in the unemployment rate will be minimal.

Despite strong job creation and a low unemployment rate, the Amador County population has declined for most of the last decade. Net migration has been stagnant, with an equal number of people moving into the county as those moving out. At the same time there have been more deaths in the county than births, causing the population to shrink. Amador County has an old population base, with more residents at retirement age than in the typical childbearing years. This dynamic will continue to restrain population growth over the forecast period.

Due to a shrinking population, there has been very little homebuilding activity in Amador County. Between 2012 and 2017, an average of only 38 homes were built each year. The same is true for commercial and industrial construction. Over the last five years, only \$5.3 million has been invested into new non-residential structures each year.

Over the forecast period, population growth is expected to be very slow in Amador County, placing the economy at risk of long-term stagnation. Stagnant economies are often characterized by subpar job creation, income growth, and government revenues, preventing living conditions from improving and making it difficult for local governments to provide adequate public services.



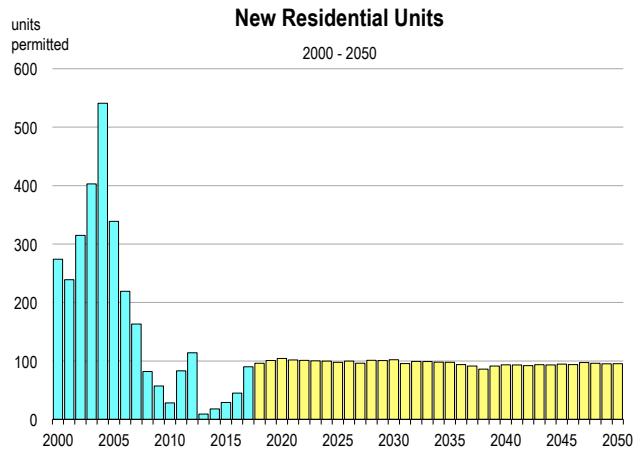
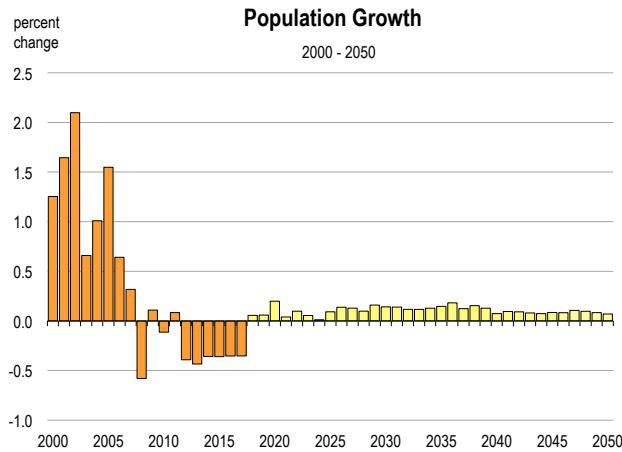
## FORECAST HIGHLIGHTS

- Total wage and salary employment will increase by 0.8 percent in 2018. Between 2018-2023, growth is expected to average 0.9 percent per year.
- Average salaries are below the California State average, and will remain so over the forecast period. In Amador County, inflation-adjusted salaries are expected to rise by an average of 1.6 percent per year between 2018 and 2023, which will be similar to statewide growth.
- Between 2018 and 2023, the majority of all employment growth will occur in the government, education and healthcare, and professional services industries. Combined, these sectors will account for 82 percent of net job creation in the county.
- The county population is expected to grow by 0.1 percent per year between 2018 and 2023.
- Net migration will be positive over the forecast horizon, with an average of 170 net migrants entering the county each year. Deaths will continue to outnumber births, reducing the population by approximately 130 residents each year.
- Between 2018 and 2023, an average of 100 new homes will be built each year.

# Amador County Economic Forecast

2010-2017 History, 2018-2050 Forecast

|      | Population<br>(people) | Net<br>Migration<br>(people) | Registered<br>Vehicles<br>(thousands) | Households<br>(thousands) | New Homes<br>Permitted<br>(homes) | Total Taxable<br>Sales<br>(billions) | Personal<br>Income<br>(billions) | Real Per<br>Capita Income<br>(dollars) | Inflation<br>Rate<br>(% change<br>in CPI) | Real Farm<br>Crop Value<br>(millions) | Real Industrial<br>Production<br>(millions) | Unemploy-<br>ment Rate<br>(percent) |
|------|------------------------|------------------------------|---------------------------------------|---------------------------|-----------------------------------|--------------------------------------|----------------------------------|--|---|---------------------------------------|---|-------------------------------------|
| 2010 | 37,862                 | 41                           | 53.5                                  | 14.6                      | 28                                | \$0.35                               | \$1.30                           | \$39,734                               | 1.3                                       | 27.5                                  | 280.3                                       | 14.1                                |
| 2011 | 37,894                 | 207                          | 53.3                                  | 14.6                      | 83                                | \$0.38                               | \$1.34                           | \$39,896                               | 2.7                                       | 32.2                                  | 290.6                                       | 13.6                                |
| 2012 | 37,746                 | 0                            | 52.5                                  | 14.5                      | 114                               | \$0.38                               | \$1.37                           | \$39,968                               | 2.7                                       | 35.8                                  | 337.3                                       | 12.3                                |
| 2013 | 37,582                 | 0                            | 54.1                                  | 14.2                      | 9                                 | \$0.39                               | \$1.40                           | \$40,464                               | 2.3                                       | 40.8                                  | 334.0                                       | 10.3                                |
| 2014 | 37,448                 | 0                            | 55.1                                  | 14.4                      | 18                                | \$0.42                               | \$1.47                           | \$41,933                               | 2.8                                       | 38.4                                  | 309.5                                       | 8.3                                 |
| 2015 | 37,313                 | 0                            | 56.4                                  | 14.4                      | 29                                | \$0.45                               | \$1.56                           | \$43,911                               | 2.6                                       | 37.3                                  | 287.8                                       | 6.6                                 |
| 2016 | 37,181                 | 0                            | 58.2                                  | 14.3                      | 45                                | \$0.45                               | \$1.60                           | \$44,338                               | 3.1                                       | 38.1                                  | 280.6                                       | 6.0                                 |
| 2017 | 37,050                 | 0                            | 58.1                                  | 14.3                      | 90                                | \$0.46                               | \$1.70                           | \$45,873                               | 3.2                                       | 38.1                                  | 292.7                                       | 4.9                                 |
| 2018 | 37,071                 | 140                          | 58.6                                  | 14.4                      | 96                                | \$0.49                               | \$1.78                           | \$46,676                               | 3.7                                       | 38.0                                  | 307.8                                       | 4.7                                 |
| 2019 | 37,093                 | 145                          | 59.8                                  | 14.4                      | 101                               | \$0.51                               | \$1.88                           | \$48,064                               | 3.1                                       | 38.1                                  | 305.9                                       | 4.4                                 |
| 2020 | 37,166                 | 201                          | 60.5                                  | 14.5                      | 104                               | \$0.53                               | \$1.98                           | \$48,952                               | 4.1                                       | 38.3                                  | 311.6                                       | 4.5                                 |
| 2021 | 37,181                 | 147                          | 61.1                                  | 14.6                      | 102                               | \$0.55                               | \$2.07                           | \$49,812                               | 3.6                                       | 38.5                                  | 318.6                                       | 4.7                                 |
| 2022 | 37,218                 | 176                          | 61.3                                  | 14.6                      | 101                               | \$0.57                               | \$2.16                           | \$50,522                               | 3.5                                       | 38.9                                  | 323.7                                       | 4.8                                 |
| 2023 | 37,238                 | 164                          | 61.4                                  | 14.7                      | 100                               | \$0.59                               | \$2.25                           | \$51,287                               | 3.4                                       | 39.3                                  | 331.4                                       | 5.0                                 |
| 2024 | 37,243                 | 154                          | 61.5                                  | 14.8                      | 100                               | \$0.61                               | \$2.35                           | \$52,178                               | 3.3                                       | 39.8                                  | 338.8                                       | 5.2                                 |
| 2025 | 37,277                 | 188                          | 61.8                                  | 14.9                      | 98                                | \$0.63                               | \$2.45                           | \$53,033                               | 3.1                                       | 40.3                                  | 346.0                                       | 5.3                                 |
| 2026 | 37,329                 | 208                          | 62.1                                  | 14.9                      | 100                               | \$0.65                               | \$2.54                           | \$53,749                               | 3.1                                       | 40.8                                  | 353.1                                       | 5.3                                 |
| 2027 | 37,377                 | 206                          | 62.5                                  | 15.0                      | 96                                | \$0.68                               | \$2.63                           | \$54,487                               | 3.0                                       | 41.3                                  | 359.8                                       | 5.3                                 |
| 2028 | 37,414                 | 199                          | 62.7                                  | 15.1                      | 101                               | \$0.70                               | \$2.73                           | \$55,042                               | 3.3                                       | 41.9                                  | 366.9                                       | 5.3                                 |
| 2029 | 37,474                 | 225                          | 63.0                                  | 15.2                      | 101                               | \$0.72                               | \$2.83                           | \$55,605                               | 3.1                                       | 42.5                                  | 374.2                                       | 5.3                                 |
| 2030 | 37,527                 | 223                          | 63.4                                  | 15.3                      | 102                               | \$0.74                               | \$2.92                           | \$56,195                               | 3.0                                       | 43.1                                  | 381.6                                       | 5.3                                 |
| 2031 | 37,579                 | 223                          | 63.8                                  | 15.4                      | 95                                | \$0.77                               | \$3.02                           | \$56,768                               | 2.9                                       | 43.7                                  | 389.2                                       | 5.3                                 |
| 2032 | 37,623                 | 215                          | 64.1                                  | 15.4                      | 99                                | \$0.80                               | \$3.12                           | \$57,193                               | 3.1                                       | 44.4                                  | 397.0                                       | 5.3                                 |
| 2033 | 37,667                 | 217                          | 64.5                                  | 15.5                      | 99                                | \$0.82                               | \$3.22                           | \$57,928                               | 2.7                                       | 45.0                                  | 404.9                                       | 5.3                                 |
| 2034 | 37,715                 | 222                          | 64.9                                  | 15.6                      | 98                                | \$0.85                               | \$3.33                           | \$58,571                               | 2.9                                       | 45.7                                  | 413.0                                       | 5.3                                 |
| 2035 | 37,771                 | 234                          | 65.3                                  | 15.7                      | 98                                | \$0.88                               | \$3.44                           | \$59,174                               | 3.0                                       | 46.4                                  | 421.3                                       | 5.3                                 |
| 2036 | 37,840                 | 249                          | 65.5                                  | 15.8                      | 94                                | \$0.91                               | \$3.56                           | \$59,517                               | 3.4                                       | 47.1                                  | 429.8                                       | 5.3                                 |
| 2037 | 37,887                 | 228                          | 65.7                                  | 15.9                      | 91                                | \$0.94                               | \$3.68                           | \$59,839                               | 3.5                                       | 47.8                                  | 438.5                                       | 5.3                                 |
| 2038 | 37,945                 | 241                          | 65.9                                  | 15.9                      | 86                                | \$0.96                               | \$3.80                           | \$60,270                               | 3.3                                       | 48.5                                  | 447.4                                       | 5.3                                 |
| 2039 | 37,994                 | 232                          | 66.1                                  | 16.0                      | 91                                | \$0.99                               | \$3.93                           | \$60,612                               | 3.5                                       | 49.3                                  | 456.5                                       | 5.3                                 |
| 2040 | 38,022                 | 211                          | 66.3                                  | 16.1                      | 93                                | \$1.02                               | \$4.06                           | \$61,000                               | 3.4                                       | 50.1                                  | 465.8                                       | 5.3                                 |
| 2041 | 38,058                 | 219                          | 66.6                                  | 16.2                      | 93                                | \$1.05                               | \$4.20                           | \$61,476                               | 3.2                                       | 50.8                                  | 475.4                                       | 5.3                                 |
| 2042 | 38,093                 | 217                          | 66.9                                  | 16.3                      | 92                                | \$1.08                               | \$4.34                           | \$61,995                               | 3.1                                       | 51.6                                  | 485.1                                       | 5.3                                 |
| 2043 | 38,123                 | 212                          | 67.2                                  | 16.3                      | 94                                | \$1.11                               | \$4.48                           | \$62,567                               | 3.0                                       | 52.5                                  | 495.1                                       | 5.3                                 |
| 2044 | 38,152                 | 208                          | 67.6                                  | 16.4                      | 93                                | \$1.14                               | \$4.62                           | \$63,246                               | 2.8                                       | 53.3                                  | 505.3                                       | 5.3                                 |
| 2045 | 38,184                 | 212                          | 67.9                                  | 16.5                      | 95                                | \$1.17                               | \$4.76                           | \$63,793                               | 3.0                                       | 54.2                                  | 515.7                                       | 5.2                                 |
| 2046 | 38,216                 | 210                          | 68.3                                  | 16.6                      | 94                                | \$1.19                               | \$4.91                           | \$64,381                               | 2.9                                       | 55.0                                  | 526.4                                       | 5.2                                 |
| 2047 | 38,257                 | 216                          | 68.6                                  | 16.7                      | 97                                | \$1.22                               | \$5.07                           | \$64,969                               | 2.9                                       | 55.9                                  | 537.4                                       | 5.2                                 |
| 2048 | 38,294                 | 211                          | 69.0                                  | 16.7                      | 96                                | \$1.25                               | \$5.23                           | \$65,584                               | 2.9                                       | 56.8                                  | 548.6                                       | 5.2                                 |
| 2049 | 38,326                 | 203                          | 69.4                                  | 16.8                      | 95                                | \$1.29                               | \$5.40                           | \$66,240                               | 2.9                                       | 57.8                                  | 560.0                                       | 5.2                                 |
| 2050 | 38,353                 | 197                          | 69.7                                  | 16.9                      | 95                                | \$1.32                               | \$5.57                           | \$66,933                               | 2.9                                       | 58.7                                  | 571.8                                       | 5.2                                 |

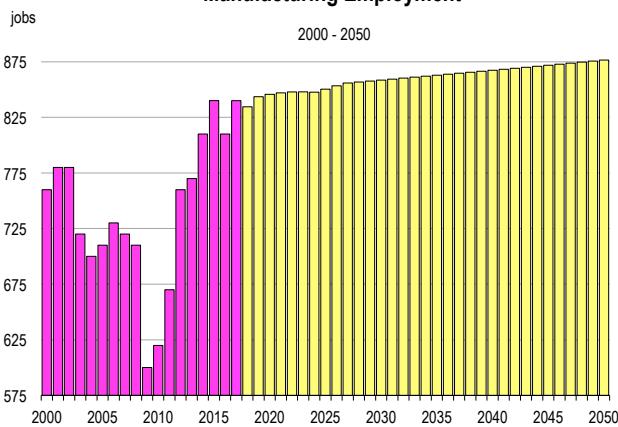


# Amador County Employment Forecast

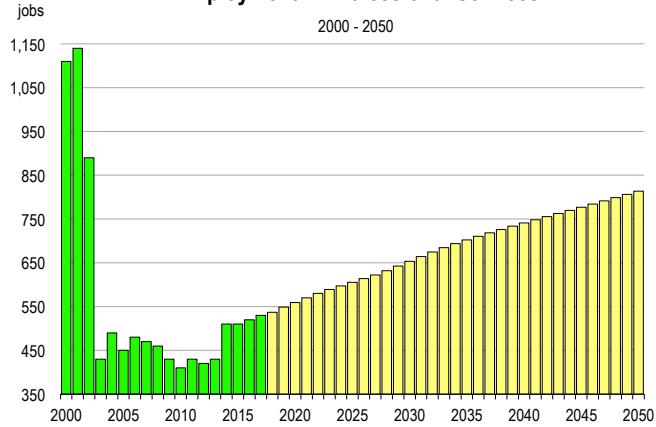
## 2010-2017 History, 2018-2050 Forecast

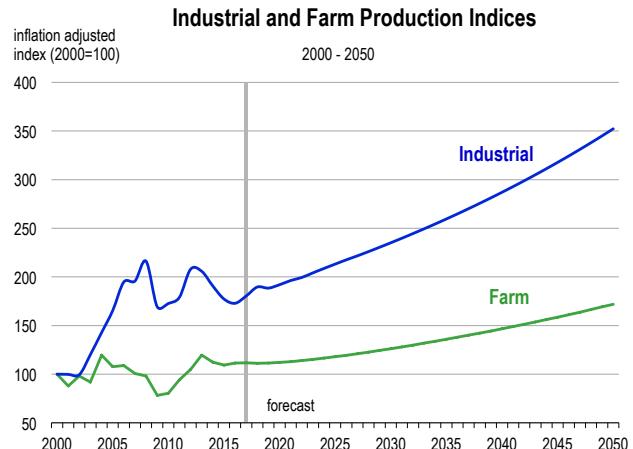
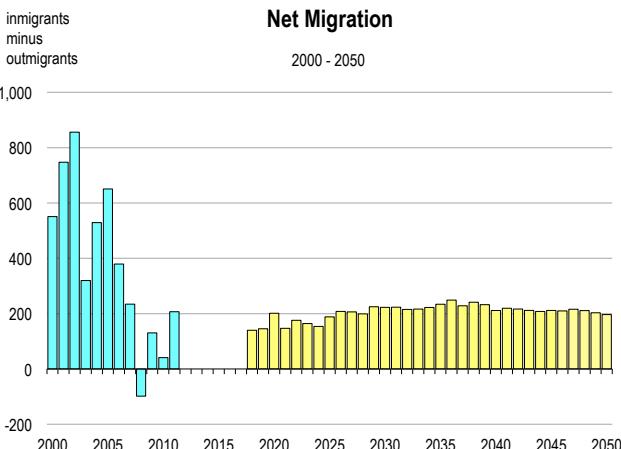
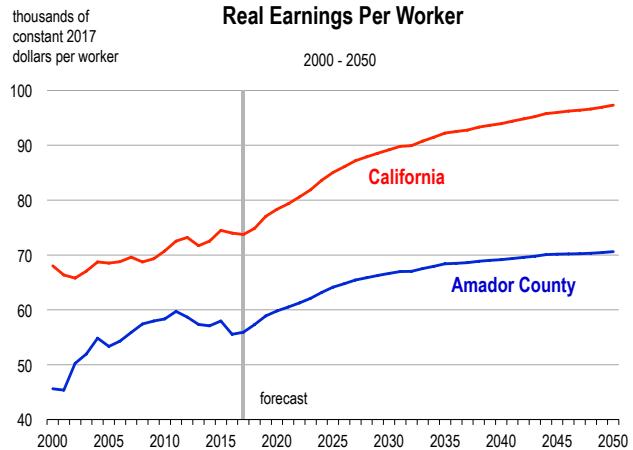
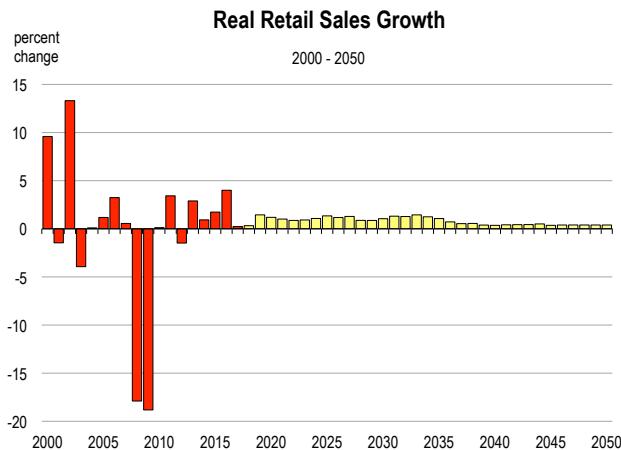
|      | Total Wage & Salary            | Farm | Construction | Manufacturing | Transportation & Utilities | Retail Trade | Wholesale & Retail Trade | Financial Activities | Professional Services | Information | Health & Education | Leisure | Government |
|------|--------------------------------|------|--------------|---------------|----------------------------|--------------|--------------------------|----------------------|-----------------------|-------------|--------------------|---------|------------|
|      | employment (thousands of jobs) |      |              |               |                            |              |                          |                      |                       |             |                    |         |            |
| 2010 | 11.47                          | 0.33 | 0.25         | 0.62          | 0.16                       | 1.52         | 0.28                     | 0.41                 | 0.18                  | 1.39        | 0.95               | 5.04    |            |
| 2011 | 11.13                          | 0.33 | 0.24         | 0.67          | 0.17                       | 1.57         | 0.28                     | 0.43                 | 0.17                  | 1.35        | 0.94               | 4.61    |            |
| 2012 | 10.92                          | 0.33 | 0.26         | 0.76          | 0.19                       | 1.57         | 0.28                     | 0.42                 | 0.16                  | 1.35        | 0.98               | 4.23    |            |
| 2013 | 11.09                          | 0.33 | 0.30         | 0.77          | 0.24                       | 1.55         | 0.28                     | 0.43                 | 0.16                  | 1.45        | 1.02               | 4.16    |            |
| 2014 | 11.37                          | 0.32 | 0.41         | 0.81          | 0.22                       | 1.58         | 0.28                     | 0.51                 | 0.17                  | 1.49        | 1.03               | 4.20    |            |
| 2015 | 11.64                          | 0.31 | 0.45         | 0.84          | 0.21                       | 1.59         | 0.29                     | 0.51                 | 0.17                  | 1.48        | 1.08               | 4.34    |            |
| 2016 | 12.08                          | 0.34 | 0.38         | 0.81          | 0.20                       | 1.59         | 0.28                     | 0.52                 | 0.17                  | 1.55        | 1.09               | 4.74    |            |
| 2017 | 12.46                          | 0.36 | 0.41         | 0.84          | 0.20                       | 1.60         | 0.27                     | 0.53                 | 0.16                  | 1.65        | 1.18               | 4.86    |            |
| 2018 | 12.56                          | 0.36 | 0.41         | 0.83          | 0.20                       | 1.61         | 0.28                     | 0.54                 | 0.16                  | 1.68        | 1.20               | 4.89    |            |
| 2019 | 12.82                          | 0.36 | 0.42         | 0.84          | 0.19                       | 1.61         | 0.28                     | 0.55                 | 0.16                  | 1.71        | 1.21               | 5.08    |            |
| 2020 | 12.98                          | 0.36 | 0.42         | 0.85          | 0.19                       | 1.62         | 0.28                     | 0.56                 | 0.16                  | 1.72        | 1.21               | 5.19    |            |
| 2021 | 13.11                          | 0.36 | 0.42         | 0.85          | 0.19                       | 1.63         | 0.28                     | 0.57                 | 0.16                  | 1.74        | 1.22               | 5.29    |            |
| 2022 | 13.14                          | 0.37 | 0.42         | 0.85          | 0.19                       | 1.64         | 0.28                     | 0.58                 | 0.16                  | 1.74        | 1.23               | 5.28    |            |
| 2023 | 13.17                          | 0.37 | 0.42         | 0.85          | 0.19                       | 1.64         | 0.29                     | 0.59                 | 0.16                  | 1.75        | 1.23               | 5.27    |            |
| 2024 | 13.20                          | 0.37 | 0.42         | 0.85          | 0.19                       | 1.65         | 0.29                     | 0.60                 | 0.16                  | 1.76        | 1.24               | 5.27    |            |
| 2025 | 13.26                          | 0.38 | 0.42         | 0.85          | 0.19                       | 1.65         | 0.29                     | 0.61                 | 0.16                  | 1.76        | 1.24               | 5.30    |            |
| 2026 | 13.33                          | 0.38 | 0.42         | 0.85          | 0.19                       | 1.66         | 0.29                     | 0.61                 | 0.16                  | 1.77        | 1.25               | 5.33    |            |
| 2027 | 13.41                          | 0.39 | 0.42         | 0.86          | 0.19                       | 1.67         | 0.30                     | 0.62                 | 0.16                  | 1.78        | 1.25               | 5.36    |            |
| 2028 | 13.46                          | 0.39 | 0.42         | 0.86          | 0.19                       | 1.68         | 0.30                     | 0.63                 | 0.16                  | 1.78        | 1.25               | 5.38    |            |
| 2029 | 13.53                          | 0.40 | 0.42         | 0.86          | 0.19                       | 1.69         | 0.30                     | 0.64                 | 0.16                  | 1.79        | 1.26               | 5.41    |            |
| 2030 | 13.62                          | 0.41 | 0.42         | 0.86          | 0.19                       | 1.69         | 0.30                     | 0.65                 | 0.16                  | 1.80        | 1.26               | 5.46    |            |
| 2031 | 13.69                          | 0.41 | 0.42         | 0.86          | 0.19                       | 1.70         | 0.31                     | 0.66                 | 0.16                  | 1.80        | 1.27               | 5.49    |            |
| 2032 | 13.76                          | 0.42 | 0.42         | 0.86          | 0.19                       | 1.71         | 0.31                     | 0.67                 | 0.16                  | 1.81        | 1.27               | 5.52    |            |
| 2033 | 13.86                          | 0.42 | 0.42         | 0.86          | 0.19                       | 1.72         | 0.31                     | 0.68                 | 0.16                  | 1.82        | 1.28               | 5.58    |            |
| 2034 | 13.94                          | 0.43 | 0.42         | 0.86          | 0.19                       | 1.73         | 0.31                     | 0.69                 | 0.16                  | 1.83        | 1.28               | 5.62    |            |
| 2035 | 14.02                          | 0.44 | 0.42         | 0.86          | 0.19                       | 1.74         | 0.32                     | 0.70                 | 0.16                  | 1.83        | 1.28               | 5.66    |            |
| 2036 | 14.07                          | 0.44 | 0.42         | 0.86          | 0.19                       | 1.75         | 0.32                     | 0.71                 | 0.16                  | 1.84        | 1.29               | 5.67    |            |
| 2037 | 14.11                          | 0.45 | 0.41         | 0.86          | 0.19                       | 1.76         | 0.32                     | 0.72                 | 0.16                  | 1.85        | 1.29               | 5.68    |            |
| 2038 | 14.16                          | 0.46 | 0.41         | 0.87          | 0.19                       | 1.76         | 0.32                     | 0.73                 | 0.16                  | 1.85        | 1.30               | 5.70    |            |
| 2039 | 14.21                          | 0.46 | 0.41         | 0.87          | 0.19                       | 1.76         | 0.32                     | 0.73                 | 0.16                  | 1.86        | 1.30               | 5.70    |            |
| 2040 | 14.25                          | 0.47 | 0.42         | 0.87          | 0.19                       | 1.77         | 0.33                     | 0.74                 | 0.16                  | 1.87        | 1.31               | 5.72    |            |
| 2041 | 14.31                          | 0.48 | 0.42         | 0.87          | 0.19                       | 1.77         | 0.33                     | 0.75                 | 0.16                  | 1.88        | 1.31               | 5.74    |            |
| 2042 | 14.37                          | 0.49 | 0.41         | 0.87          | 0.19                       | 1.77         | 0.33                     | 0.76                 | 0.16                  | 1.88        | 1.32               | 5.77    |            |
| 2043 | 14.44                          | 0.49 | 0.42         | 0.87          | 0.19                       | 1.77         | 0.33                     | 0.76                 | 0.16                  | 1.89        | 1.32               | 5.81    |            |
| 2044 | 14.53                          | 0.50 | 0.42         | 0.87          | 0.19                       | 1.77         | 0.33                     | 0.77                 | 0.16                  | 1.90        | 1.33               | 5.86    |            |
| 2045 | 14.60                          | 0.51 | 0.42         | 0.87          | 0.19                       | 1.77         | 0.34                     | 0.78                 | 0.16                  | 1.90        | 1.33               | 5.90    |            |
| 2046 | 14.68                          | 0.52 | 0.42         | 0.87          | 0.19                       | 1.77         | 0.34                     | 0.78                 | 0.16                  | 1.91        | 1.34               | 5.95    |            |
| 2047 | 14.76                          | 0.53 | 0.42         | 0.87          | 0.19                       | 1.78         | 0.34                     | 0.79                 | 0.16                  | 1.91        | 1.34               | 6.00    |            |
| 2048 | 14.84                          | 0.53 | 0.42         | 0.87          | 0.19                       | 1.78         | 0.34                     | 0.80                 | 0.16                  | 1.92        | 1.35               | 6.04    |            |
| 2049 | 14.92                          | 0.54 | 0.42         | 0.88          | 0.19                       | 1.78         | 0.34                     | 0.81                 | 0.16                  | 1.93        | 1.35               | 6.09    |            |
| 2050 | 15.00                          | 0.55 | 0.42         | 0.88          | 0.19                       | 1.78         | 0.35                     | 0.81                 | 0.16                  | 1.93        | 1.36               | 6.14    |            |

Manufacturing Employment



Employment in Professional Services





## County Economic and Demographic Indicators

### Projected Economic Growth (2018-2023)

|                                  |                       |
|----------------------------------|-----------------------|
| Expected retail sales growth:    | 5.6%                  |
| Expected job growth:             | 4.8%                  |
| Fastest growing jobs sector:     | Professional Services |
| Expected personal income growth: | 10.4%                 |

|  |      |
|--|------|
| Expected population growth:            | 0.5% |
| Net migration to account for:          | 100% |
| Expected growth in number of vehicles: | 4.7% |

### Demographics (2018)

|   |       |
|---|-------|
| Unemployment rate (April 2018):           | 3.9%  |
| County rank* in California (58 counties): | 27th  |
| Working age (16-64) population:           | 59.3% |

|  |           |
|--|-----------|
| Population with B.A. degree or higher: | 21.3%     |
| Median home selling price (2017):      | \$295,000 |
| Median household income:               | \$60,713  |

### Quality of Life

|   |                         |
|---|-------------------------|
| Violent crime rate (2016):                | 231 per 100,000 persons |
| County rank* in California (58 counties): | 8th                     |
| Average commute time to work (2018):      | 31 minutes              |

|  |      |
|--|------|
| High School drop out rate (2017):                                    | 7.6% |
| Households at/below poverty line (2018):                             | 7.0% |
| * The county ranked 1st corresponds to the lowest rate in California |      |